Your land surveyor renders a highly technical and complex service. This work is the foundation upon which your project is built. In cases of controversy, a land surveyor may appear in court on your behalf as an expert witness or provide written legal opinions on why a dispute about a boundary exists.

Many land surveyors act on behalf of clients at public hearings and meetings when city or county permit approval is required for developments. They may also participate with other consultants in the preparation of feasibility reports for complex projects.

Members of LSAW adhere to a strong Code of Ethics and are committed to the highest standards in protecting the interest of the public while establishing and evaluating land boundaries and laying out construction improvements.

Before you Buy, Sell, Divide or Build

Protect your investment by retaining the services of a Professional Land Surveyor prior to the planning and design of your development.

Published as a public service by the Professional Land Surveyors' Association of Washington
WHO CAN PERFORM A LAND SURVEY?

In the State of Washington only a licensed Professional Land Surveyor (PLS) can perform a land survey. The field of surveying requires expertise in real property law, public records research, evaluation of historical survey evidence, mathematics, statistics, measurement systems, planning regulations and current computer technologies. The Professional Land Surveyor is a highly specialized individual, whose education, experience, and competence have been rigorously examined and who has been licensed by the State of Washington to practice land surveying.

TYPES OF SURVEYS?

**BOUNDARY SURVEY** - A survey made for the purpose of establishing or reestablishing property boundary lines upon the ground or to obtain data for making a map showing boundary lines.

**TOPOGRAPHIC SURVEY** - A graphic representation of physical features of the land depicting natural and man-made features, such as fences, buildings, utilities, hills, valleys, streams, lakes and roads.

**SUBDIVISION SURVEY** - A survey made for the purpose of dividing a tract of land into smaller parcels, showing monumentation and survey data on a map, in conformance with governing agencies.

**CONSTRUCTION SURVEY** - Construction staking to establish the correct location of proposed structures shown on engineering design plans for constructing roads, pipelines, buildings and other improvements.

**ALTA/ACSM LAND TITLE SURVEY** - A survey for the purpose of supplying a title company and lender with the information necessary for issuing American Land Title Association or Extended Coverage Title Insurance.

WHEN IS A SURVEY ADVISABLE?

A survey should be performed when any of the following situations arise:

The title to land is to be transferred and the land is not clearly defined by plat, description or location on the ground.

Land is to be divided by land contract, will, deed, court order, or desire of the owner.

Land is to be divided improved by the construction of buildings, roads, fences, lakes, etc.

There is a boundary dispute between you and your neighbor or you believe someone is encroaching upon your land.

There is a reason to believe the description, plat or location of any property line or corner is incorrect.

HOW MUCH SHOULD IT COST?

The cost of a survey depends on several factors, such as the type of survey needed, the time required to perform the survey and the preparation of necessary plats and description. Some variables which affect the cost of a land survey are:

**TERRAIN AND ACCESSIBILITY** - A level, open field is much easier to survey than a wooded, hilly tract of land.

**TIME OF YEAR** - Dense vegetation in summer often restricts the line of site. Snow in winter may conceal field evidence.

**SIZE AND SHAPE** - An irregularly shaped tract of land has more corners and a longer perimeter than a square containing the same area.

**FIELD EVIDENCE** - The presence of iron rods, corner stones and other monuments in the survey area aid the surveyor, and their absence makes the survey more difficult.

**DEEDS** - Often the legal description of the property to be surveyed or that of the neighboring properties may be too vague, incomplete, contradictory or mathematically inaccurate.

It is not uncommon for a professional surveyor to furnish a client with a range depending upon the variables described above.

A surveyor should be selected based upon competency, reputation, education and experience. Competitive bidding for the lowest price does not always prove to be in the best interest of the client.

For additional information, visit our web site at http://www.lsw.org/services.htm